



Columbia County Planning Commission  
Proposed Agenda for November 19, 2015 at 6:00 P.M.  
Evans Government Center Auditorium  
Evans, Georgia

Planning Commissioners:  
Countywide - Jim Cox

District 1 – Chris Noah  
Vice-Chairman – Donald Skinner

District 3 – Richard Henderson, Sr.  
District 4 – Dewey Galeas

- A. CALL TO ORDER..... Chairman Cox
- B. INVOCATION ..... Chairman Cox
- C. PLEDGE OF ALLEGIANCE ..... Chairman Cox
- D. ROLL CALL / QUORUM ..... Chairman Cox
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING ..... Chairman Cox  
1. November 5, 2015
- F. APPROVAL OF THE AGENDA ..... Chairman Cox
- G. PRESENTATION..... Chairman Cox
- H. DEBATE AGENDA ..... Chairman Cox
  - 1. Unfinished Business ..... Chairman Cox
    - a. Rezoning
      - 1. None
    - b. Variance
      - 1. None
  - 2. New Business ..... Chairman Cox
    - a. Conceptual Plan
      - 1. **Blackstone, Phase 2**, located off Point Comfort Road, zoned R-2 (Single Family Residential) (RZ11-10-03), 16 lots, 12.88+/- acres, Tax Map 082 Parcel 026K, *Commission District 1. Staff Assignment Andrew Strickland.*
    - b. Preliminary Plat
      - 1. None
    - c. Final Plat
      - 1. None
    - d. Rezoning
      - 1. **RZ15-11-02, (Public Hearing)** Rezone from R-1 (Single-family Residential District) to PUD (Planned Unit Development), Tax Map 068 Parcel 019, 10.056+/- acres, located at 113 S. Old Belair Road. *Commission District 2. Staff Assignment Danielle Bolte.*
      - 2. **RZ15-11-08, (Public Hearing)** Adopt a Master Sign Plan, Tax Map 061 Parcel Numbers 030Q, 030P, 030T, 031B, and 031C and Tax Map 061A Parcels 027, 028, and 029, located at the intersection of William Few Parkway and Lewiston Road. *Commission District 3. Staff Assignment Danielle Bolte.*

3. **RZ15-11-09, (Public Hearing)** Rezone from R-2 (Single-family Residential District) and PDD (Planned Development District) to P-1 (Professional District), Tax Map 081A Parcel 032A, 0.909+/- acres, located at 605 Fury's Ferry Road, and (Portion of) Tax Map 082 Parcel 065, 2.734+/- acres, located at 541 Fury's Ferry Road. *Commission District 1. Staff Assignment Danielle Bolte.*
4. **RZ15-11-10, (Public Hearing)** Rezone from PDD (Planned Development District) to P-1 (Professional District), (Portion of) Tax Map 082 Parcel 065, 2.3+/- acres, located at 541 Fury's Ferry Road. *Commission District 1. Staff Assignment Danielle Bolte.*
5. **RZ15-11-11, (Public Hearing)** Rezone from S-1 (Special District) to C-2 (General Commercial District) with a Conditional Use for Auto and Truck Sales, Tax Map 082D Parcel 043, 0.59+/- acres, located at 111 Davant Street. *Commission District 2. Staff Assignment Danielle Bolte.*
6. **RZ15-11-12, (Public Hearing)** Rezone from R-3 (Single-family Residential District) to S-1 (Special District) for a Retirement and Senior Living Community, Tax Map 082B Parcels 157, 158, and 159, and Tax Map 082C Parcel 095, 40.8+/- acres, located at 309, 311 and 313 Fury's Ferry Road. *Commission District 1. Staff Assignment Danielle Bolte.*
7. **RZ15-11-13, (Public Hearing)** Rezone from R-1 (Single-family Residential District) to C-2 (General Commercial District), Tax Map 068 Parcel 095, 1.13+/- acres, located at 422 Lewiston Road. *Commission District 2. Staff Assignment Danielle Bolte.*
8. **RZ15-11-14, (Public Hearing)** Rezone from R-1 (Single-family Residential District) to C-2 (General Commercial District), Tax Map 068 Parcel 054, 1.13+/- acres, located at 426 Lewiston Road. *Commission District 2. Staff Assignment Danielle Bolte.*
9. **RZ15-11-15, (Public Hearing)** Change of Conditions, Tax Map 083 Parcel 012, 0.50+/- acres, located at 316 Fury's Ferry Road. *Commission District 1. Staff Assignment Danielle Bolte.*

e. Plan Revision

1. None

f. Variance

1. **VA15-11-03, (Public Hearing)** Variance to Section 90-144 *Placement of Buildings and Structures*, Tax Map 081B Parcel 833, 0.24+/- acres, located at 3693 Bay Point. *Commission District 1. Staff Assignment Danielle Bolte.*
2. **VA15-11-04, (Public Hearing)** Variance to Section 90-53 *List of Lot and Structure Requirements*, Tax Map 067B Parcel 048, 2.73+/- acres, located at 5310 Brandywine Court. *Commission District 3. Staff Assignment Danielle Bolte.*

g. Items Added (which need immediate action or have not gone before Committee)

1. **Temporary Use Permit (TUP)**, Tax Map 020 Parcel 117, 3.0+/- acres, located 818 Matts Lane. *Commission District 4. Staff Assignment Danielle Bolte.*

I. LEGAL MATTERS.....County Attorney Driver

1. None

J. STAFF AND COMMISSIONER COMMENTS.....Chairman Cox

1. None

K. PUBLIC COMMENTS AND PARTICIPATION .....Chairman Cox

The next scheduled Planning Commission meeting is December 3, 2015 at 6:00 P.M. in the Auditorium of Building A at the Evans Government Center.



# CONCEPTUAL PLAN

BLACKSTONE, PHASE 2

## Property Information

Subdivision Name	Blackstone, Phase 2
Location/address	Off Point Comfort Road
Tax Map / Parcel	Tax Map 082 Parcel 026K
Total Acreage	12.88 acres
Number of lots/units	16
Zoning	R-2 (Single Family Residential) (RZ11-10-03)
Owner/Developer	CSRA Blackstone, LLC
Commission District	District 1 (Duncan)
Recommendation	Approval

## Summary and Recommendation

Applicant CSRA Blackstone, LLC, has submitted for approval a conceptual site plan for Phase 2 of Blackstone, a single family subdivision. This site is located off of Point Comfort Road, behind the existing phase of Blackstone at the end of Jade Drive. The site includes one parcel, Tax Map 082 Parcel 026K, 12.88 +/- acres, currently zoned R-2 (Single Family Residential).

This property was rezoned in 2011 (RZ11-10-03) to R-2 with the following conditions:

1. The site plan must include a 35 feet minimum undisturbed buffer on the full length of the parcel frontage to Point Comfort Road to match the width of the buffer on the Carriage Hills development. Where necessary, underbrush may be carefully removed but must be replaced with suitable alternative landscaping. Additionally, a 20-foot undisturbed buffer must be maintained on all sides of the property with details and variances to the buffer approved by Planning Staff.
2. The developer must have an Architectural Review Board set up to review and approve all new construction to meet the guidelines set out in the proposed pattern book.
3. The traffic calming features must be landscaped islands and spaced approximately every 700 feet along any straight road sections.
4. Sidewalks must be installed on both sides of all the roads.

Some of these conditions were later revised in 2013 (RZ13-11-02) as follows:

1. Unless specifically revised below, all conditions adopted by the Board of Commissioners on October 18, 2011 as part of file RZ11-10-03 still apply.
2. A 15-foot vegetated buffer shall be maintained along the rear property lines of lots 47, 48, 49, 50, 51, 52, and 53 as depicted on the approved plat for Blackstone Phase 1 dated November 30, 2012 and recorded with the Columbia County Clerk of Court on April 30, 2013 in PC G, Slide 189#1. Plant materials within the buffer shall consist of either existing trees and shrubs



# CONCEPTUAL PLAN

## BLACKSTONE, PHASE 2

or replanted evergreen trees and shrubs planted at a minimum rate of three (3) 3-inch (dbh) trees of ten (10) to twelve (12) feet in height per 80 feet. The plantings may be by either the builder and/or developer prior to the Certificate of Occupancy.

3. A revised final plat depicting these changes must be submitted to and approved by Columbia County. Additional typical landscape plan(s) shall be submitted as needed to show required buffer plantings.

The conceptual plan shows 16 single family lots in this phase of Blackstone, with all lots exceeding the minimum R-2 requirement of 10,000 square feet each.

There is a fifteen foot undisturbed buffer shown along all property lines; this does not comply with the above zoning conditions requiring a 20-foot buffer along all property lines. The change of conditions did reduce this width to fifteen feet, but only along a specific portion of Phase 1. The original condition requiring a twenty foot buffer still applies to the Phase 2 development.

Sidewalks are shown on both sides of Jade Drive in compliance with the zoning conditions. There are no amenities proposed in this section, although 5.76 acres of the property is to remain as undeveloped open space.

Staff recommends **approval** of the conceptual plan.

## Interdepartmental Review

A copy of this staff report is sent to the applicant and owner of the property in question prior to the public hearing.

## Comments:

### Environmental:

1. Detention Pond parcel should only include that area needed for access, i.e., state waters should not be included in parcel.
2. Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.
3. State Waters are present on the property. There is an established 25-foot buffer from the edge of wretsted vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.



# CONCEPTUAL PLAN

## BLACKSTONE, PHASE 2

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**Stormwater:**

1. If Detention Pond is to be deeded to Columbia County, then the parcel should only include the pond and access to the pond. The parcel should not include any State Waters.
2. The road crossing will need to be permitted by the USACE.
3. Stormwater Quality must be provided

**Fire Marshal:**

Will verify compliance when hard copies are submitted for site review.

**Planning:**

A 20-foot natural buffer must be provided along all property lines.





# REZONING

November 19, 2015

FILE : RZ15-11-02

R-1 to PUD

Property Information	
Tax Map/Parcel ID	068 019
Address/Location	113 South Old Belair Road
Acreage (+/-)	10.056 +/-
Current Zoning	R-1 (Single Family Residential)
Existing Use	Vacant
Request	PUD (Planned Unit Development)
Commission District	District 2 (Trey Allen)
Recommendation	Disapproval

## Summary and Recommendation

Owner James W. Howell and applicant Harmit Sohal request a rezoning of one parcel, Tax Map 068 Parcel 019, 10.056 +/- acres located at 113 South Old Belair Road, from R-1 (Single Family Residential) to PUD (Planned Unit Development).

The parcel is located at the intersection of South Old Belair Road and Columbia Road and is currently zoned R-1 (Single Family Residential). Immediately adjacent properties are also zoned R-1, although properties across the street are zoned A-R (Apartment Residential) for the Brookwood Townhomes development, and C-C (Community Commercial) and C-2 (General Commercial) on the opposite corner lot.

This area is not one of the designated commercial growth nodes in the County's growth management plan; the current future land use map designates this parcel for office/professional development, and the revision to that plan, currently under development, designates this area as residential.

The approximately 1 acre parcel on the opposite corner was zoned C-2 in 1977 (RZ77-06-01) with the intent of developing a greenhouse or nursery on the site; since that time, no development plans have been submitted for a nursery or other commercial use.

The roughly nine and a half acres surrounding the C-2 parcel on the corner were zoned C-C (Community Commercial) in 1998 (RZ98-05-01) with the intent of developing a neighborhood shopping center. Since that time, no development plans have been submitted for this property for any commercial use. At the time of the rezoning, the existing C-2 parcel on the corner was used as justification for additional commercial at this location, although this intersection was not designated for commercial growth under the County's plans at that time. This decision has to date resulted in just over 10 acres of vacant commercial land at this intersection.





# REZONING

November 19, 2015

FILE : RZ15-11-02

R-1 to PUD

The applicant is proposing to develop a gas station and commercial strip center on the portion of the parcel fronting Columbia Road, with approximately 29 townhomes to the rear of this commercial section. The townhomes would not share driveway access with the commercial section of the development and would be accessed off of South Old Belair Road. The townhome quota for new rezoning is currently at 16 units for 2015 as per the Comprehensive Plan policy, therefore even if this PUD was approved, a condition stating a limit of 16 units on this property would be applied.

Per Section 90-94, the intent of a PUD is to encourage innovative land planning and site design by, among other things, allowing a mix of land uses in the same development and linking areas within the development via pedestrian-ways, bike paths, etc., allowing the development to take advantage of special site characteristics that can promote quality urban and traditional neighborhood design. The applicant's proposal, although it does show a mix of land uses, fails to achieve the goals of integrating the uses within the development or promoting quality urban or neighborhood design. There are no internal connections shown between the uses; the plan as proposed shows two distinctly separated areas of townhouse residential and a typical suburban commercial center.

With the lack of development of existing land zoned commercial in this area, the fact that this area is not in a designated commercial growth node, and the failure of the proposed development to meet the intent of the PUD standards, staff recommends **disapproval** of the request to rezone one parcel, Tax Map 068 Parcel 019, 10.056 +/- acres located at 113 South Old Belair Road, from R-1 (Single Family Residential) to PUD (Planned Unit Development).

## Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

## Conditions:

### Traffic Engineering:

1. Based on the proposed use (attached housing), the county does not agree to accept the proposed road for operation & maintenance and it shall be developed as a private road.
2. Sidewalk shall be installed along development frontage of South Old Belair Road from proposed driveway furthest from Columbia Road to the existing Columbia Road sidewalk. All sidewalk and curb ramps shall meet ADA and PROWAG standards. Ramps shall adhere to GDOT Std A3 – Conc Sidewalk Details for Curb Cut Ramps.

## Comments:

### Building Standards:

**C-2 Zoning:** Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.



# REZONING

November 19, 2015

FILE : RZ15-11-02

R-1 to PUD

**TR Zoning:** Ensure all applicable codes provided by International Residential code for one and two family dwellings, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

**Fire Marshal:**

To comply with applicable fire codes.

**Engineering:**

1. A site plan must be submitted to and approved by Columbia County. All proposed improvements must conform to current county standards or approved by Variance.
2. Storm water management must meet the requirements of the Georgia Stormwater Design Manual and the Columbia County Stormwater Supplement.
3. If site improvements disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia EPD and Columbia County 14 days prior to land disturbance.
4. The owner will be responsible for repair of all damage caused by construction vehicles.

**GIS:**

1. Please submit a road name for the proposed roadway serving the townhomes.
2. Please submit a subdivision name for the proposed townhome subdivision.

**Stormwater Management:**

1. Since the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required.

**Traffic Engineering:**

The Applicant is required to comply with the "Project Access Improvements on County Roadways" policy (aka PAI policy).

**Water and Sewer:**

Water is available from Columbia Road or South Old Belair Road. Sewer is available but will require a gravity sewer main extension. Columbia County does not accept sewage lift stations that serve less than 100 lots. The Owner/Developer is responsible for all costs to extend sewer to the property.





# REZONING

November 19, 2015

FILE : RZ15-11-02

R-1 to PUD

## Criteria for Evaluation of Rezoning Proposal

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1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**  
Adjacent properties are low density residential; although there is higher density residential and commercial zoning nearby, the commercial zoning has not been developed. The proposed use is not suitable for this area.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**  
The proposed zoning would likely not impact the usability of adjacent properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**  
The property does have a reasonable economic use as currently zoned.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**  
The proposal would not cause an excessive burden on existing facilities.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**  
The proposal is not in conformity with the adopted land use plan, and although that plan is currently under revision, it is unlikely that this area will be designated for commercial development.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**  
There are none that staff is aware of.
7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**  
The proposal fails to meet this test.



# REZONING

November 19, 2015

FILE : RZ15-11-08

Master Sign Plan

Property Information	
Tax Map/Parcel ID	<b>Tax Map 061 Parcels 030I, 030C, 030P Tax Map 061A Parcels 031, 021-029</b>
Address/Location	<b>William Few Parkway and Lewiston Road</b>
Acreage (+/-)	<b>30.89 +/- acres</b>
Current Zoning	<b>C-2 (General Commercial)</b>
Existing Use	<b>Vacant</b>
Request	<b>Adopt Master Sign Plan</b>
Commission District	<b>District 3 (Vacant)</b>
Recommendation	<b>Approval with Conditions</b>

## Summary and Recommendation

Owner The Kroger Company and applicant John Roegge request the adoption of a master sign plan for multiple parcels (Tax Map 061 Parcels 030C, 030I, and 030P and Tax Map 061A Parcels 021-029 and 031), 30.89 +/- acres located at the intersection of William Few Parkway and Lewiston Road and currently zoned C-2 (General Commercial).

The properties in question are located at the northwest corner of the intersection of William Few Parkway and Lewiston Road. The parcels were rezoned to C-2 in 2014 (RZ14-10-07) with a condition that a master sign plan be adopted for the parcels.

The properties lie partially within the GSO (General Sign Overlay) district, and partially within the CSO (Community Sign Overlay) district. Specifically, the parcel on the south side of William Few Parkway and the southeast corner of the parcel for the new Kroger lie within the GSO, and the remainder of the parcels lie within the CSO. Freestanding individual signs in C-2 within the GSO area are allowed to be 40 feet tall, with a maximum sign face area of 250 square feet, while freestanding planned center signs are allowed 300 square feet of sign face. Freestanding individual signs in the CSO are allowed to be 25 feet tall, with a maximum sign face area of 100 square feet, with planned center signs allowed 200 square feet.

Additionally, the Board of Commissioners applied the following signage-related conditions to the properties when they were rezoned:

- (6) An application for a master sign plan must be submitted to and approved by Columbia County prior to the issuance of any sign permits.
- (7) All signs must be monument-based with materials and colors consistent with the overall development. The maximum height of all individual planned center signs shall be 30 feet. The maximum height of all individual freestanding signs shall be eight (8) feet.



# REZONING

November 19, 2015

FILE : RZ15-11-08

Master Sign Plan

- (8) Billboards are prohibited.

Therefore, the signs for this development must meet the above conditions, which limit freestanding planned center signs to 30 feet and individual freestanding signs to eight feet.

The master sign plan as submitted does comply with all of the approved conditions. The freestanding planned center signs are under the 30 foot height limit at 29 feet, 8 inches, and are monument based. The freestanding signs are shown graphically as 8 feet high with monument bases as well. The materials to be used on the monument bases are specified as brick or stone, to coordinate with the building walls as the parcels are developed. A revised narrative will need to be submitted to match the revised graphics.

The adoption of a master sign plan also permits the applicant to propose more signs than permitted by the County code. The sign code typically permits one sign per parcel, or two signs for a corner or double frontage lot. The master sign plan indicates that the outparcels will follow this code; however, the Kroger parcel will have a total of four signs on two road frontages. Staff believes the number of signs proposed for Kroger is excessive and may not meet the intent of the conditions to make this large commercial development more compatible with surrounding residences. Staff would recommend reducing the number of signs to two or perhaps three rather than four. There is, for example, no reason that the two buildings shown adjacent to the Lewiston Road entrance could not share a freestanding sign with Kroger and the gas station, especially since the gas price display is shown on all of the proposed signs.

The number and location of the proposed outparcels also suggests that a large number of signs could be placed in this area. It may be to the benefit of the residents in the area to limit the number of signs by identifying locations for planned center signs at some of the outparcels rather than allowing each outparcel its own signage.

Wall signs for Kroger are proposed to be channel letters and in scale with the building. The size of the signs totals less than 3% of the building wall area, which is well under the percentage permitted. The outparcel wall signs will follow County code requirements. Since the style of signage is not specified in the sign code, staff is recommending that a condition be added to require wall signs to match the channel letter style of the proposed Kroger signage.

Staff recommends **approval with conditions** of the request to adopt a master sign plan for multiple parcels (Tax Map 061 Parcels 030C, 030I, and 030P and Tax Map 061A Parcels 021-029 and 031), 30.89 +/- acres located at the intersection of William Few Parkway and Lewiston Road and currently zoned C-2 (General Commercial).



# REZONING

November 19, 2015

FILE : RZ15-11-08

Master Sign Plan

## Interdepartmental Review

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A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

## Conditions:

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### Planning:

1. All wall signs must be channel letters to coordinate with the proposed Kroger wall signage. Box wall signs are prohibited.
2. LED lights are prohibited.
3. A maximum of 3 freestanding signs are permitted for the Kroger parcel(s), one at the intersection of Lewiston and William Few, one at the proposed entrance off of William Few, and one at the proposed entrance off of Lewiston Road. The sign on the corner shall be the planned center sign; the other two entrance signs shall be the individual Kroger signs. Outparcels on the opposite side of William Few Parkway may have their own signage.
4. A revised hard copy of the master sign plan and narrative must be submitted to the Planning Department within 2 weeks of approval of the plan by the Board of Commissioners, reflecting all conditions adopted.

### Traffic Engineering:

The sign locations shall be based on the future required r/w line. The future r/w information shown on the sign location plan appears to be outdated in at least one place (NW quadrant of William Few Pkwy and Lewiston Rd).

## Comments:

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### Building Standards:

Ensure all applicable codes provided by the International Building Code, including appendix "H," 2014 National Electrical Code, and section 90-135 of the Columbia County Code of Ordinance are met.

### Planning:

1. Conditions supplement but do not eliminate other code requirements which pertain to site development. No variances from Code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.
2. Consideration should be given to identifying appropriate locations for planned center signs on the outparcels as well as the Kroger parcel to reduce the number of signs to be installed in the area.

### Water and Sewer:

- 1) No structure is allowed within a permanent utility easement that is to be deeded to Columbia County.



# REZONING

November 19, 2015

FILE : RZ15-11-08

Master Sign Plan

- 2) Any permanent structure must be a minimum of 20' from a water main owned by or to be deeded to Columbia County.





# REZONING

November 19, 2015

FILE : RZ15-11-09

R-2 & PDD to P-1

Property Information	
Tax Map/Parcel ID	081A 032A 082 065 (Portion of)
Address/Location	605 Furys Ferry Road Portion of 541 Furys Ferry Road
Acreage (+/-)	3.6 +/-
Current Zoning	R-2 (Single Family Residential) & PDD (Planned Development District)
Existing Use	Vacant Residential
Request	P-1 (Professional)
Commission District	District 1 (Doug Duncan)
Recommendation	Approval with Conditions

## Summary and Recommendation

Owner West Lake, Inc., and applicant Savannah River Dermatology request the rezoning of one parcel, Tax Map 081A Parcel 032A, 0.909 +/- acres located at 605 Furys Ferry Road, from R-2 (Single Family Residential) to P-1 (Professional), and a portion of a second parcel, Tax Map 082 Parcel 065, 2.7 +/- acres located at 541 Furys Ferry Road, from PDD (Planned Development District) to P-1 (Professional) for professional and medical office space.

The properties are located on the east side of Furys Ferry Road across from the intersection with Old Furys Ferry Road and are currently zoned R-2 (Single Family Residential) and PDD (Planned Development District). The properties to either side are zoned P-1 (Professional) and PDD (Planned Development District). The remaining portion of the PDD parcel is subject to request for a rezoning to P-1 simultaneous with this parcel. The R-2 (Single Family Residential) portion of West Lake lies to the rear of the properties.

The adopted future land use map shows this area as office/professional, and with existing professional zoning on either side as well as on the opposite side of Furys Ferry Road, P-1 is appropriate for this area. There is an existing structural buffer between these properties and the West Lake neighborhood. This area is in the Furys Ferry Corridor Protection Overlay District and a high quality of design and compatibility is required.

Staff recommends **approval with conditions** of the request to rezone one parcel, Tax Map 081A Parcel 032A, 0.909 +/- acres located at 605 Furys Ferry Road, from R-2 (Single Family Residential) to P-1 (Professional), and a portion of a second parcel, Tax Map 082 Parcel 065, 2.7 +/- acres located at 541 Furys Ferry Road, from PDD (Planned Development District) to P-1 (Professional) for professional and medical office space.





# REZONING

November 19, 2015

FILE : RZ15-11-09

R-2 & PDD to P-1

## Interdepartmental Review

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A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

### Conditions:

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#### **Planning:**

The required buffer must remain undisturbed. There shall be no grading into the buffer area. The existing buffer should be supplemented where necessary. The existing fence should be maintained as part of the required buffer area.

### Comments:

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#### **Building Standards:**

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

#### **Fire Marshal:**

To comply with applicable fire codes.

#### **Engineering:**

1. A site plan must be submitted to and approved by Columbia County. All proposed improvements must conform to current county standards or approved by Variance.
2. Storm water management must meet the requirements of the Georgia Stormwater Design Manual and the Columbia County Stormwater Supplement.
3. If site improvements disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia EPD and Columbia County 14 days prior to land disturbance.
4. The owner will be responsible for repair of all damage caused by construction vehicles.

#### **Sheriff:**

Thefts and property damage are associated with commercial development. Concentrated patrols will be needed to deter these type crimes.

#### **Stormwater Management:**

1. If the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required if the impervious area is increased by 5,000 sq. ft. or greater.



# REZONING

November 19, 2015

FILE : RZ15-11-09

R-2 & PDD to P-1

## **Traffic Engineering:**

Right-of-way for Furys Ferry Road (State Route 28) is under the jurisdiction of the Georgia Department of Transportation. Contact District 2 office, Tennille GA, at (478) 553-3366 for permitting information. The County may require GDOT driveway encroachment approval prior to preliminary plat/development plan approval.

## **Water and Sewer:**

Water service is available from an existing water main along Furys Ferry Road. A sewer extension from neighboring subdivisions is needed to provide sewer service to the parcel(s). The Owner/Developer is responsible for all costs to extend the sewer main.

## Criteria for Evaluation of Rezoning Proposal

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1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**  
Adjacent properties are zoned professional and residential. Professional zoning is suitable in this area.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**  
The proposal should not adversely impact the use of adjacent properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**  
The property does have a reasonable economic use as currently zoned.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**  
The zoning proposal should not cause an excessive burden on existing infrastructure.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**  
The future land use map shows this area as office/professional; the map is currently under revision.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**  
There are none that staff is aware of.
7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**  
The proposal meets this test.



# REZONING

November 19, 2015

FILE : RZ15-11-10

PDD to P-1

Property Information	
Tax Map/Parcel ID	082 065 (portion of)
Address/Location	541 Furys Ferry Road
Acreage (+/-)	2.3 +/-
Current Zoning	PDD (Planned Development District)
Existing Use	Vacant
Request	P-1 (Professional)
Commission District	District 1 (Doug Duncan)
Recommendation	Approval with Conditions

## Summary and Recommendation

Owner West Lake, Inc., and applicant Carl Sanders, Jr., request a rezoning of a 2.3 +/- acre portion of one parcel, Tax Map 082 Parcel 065, 5.02 +/- acres located at 541 Furys Ferry Road, from PDD (Planned Development District) to P-1 (Professional).

The property is located on the east side of Furys Ferry Road and is currently zoned PDD (Planned Development District). Adjacent properties are zoned PUD (Planned Unit Development) as part of the West Lake subdivision to the rear, and the commercial section of West Lake to the south fronting on Furys Ferry Road. The parcel to the north is zoned R-2 (Single Family Residential), although it is the subject of a request for rezoning to P-1 simultaneous with this parcel.

The parcel was rezoned in 1993 (RZ93-07-06) to PDD for the development of a professional office park. Although both the PDD and P-1 districts permit professional and medical offices, the PDD must be developed according to the approved site plan. The property to date has not been developed, and the current applicants would prefer not to follow the approved plans.

This area is designated for office/professional use on the adopted future land use map, and there is existing professional zoning on the opposite side of Furys Ferry Road at the intersection with Old Furys Ferry Road and further north on Furys Ferry. The intended use of this property is therefore consistent with the current development and the vision for the Furys Ferry corridor. This area is in the Furys Ferry Corridor Protection Overlay District and a high quality of design and compatibility is required.

Staff recommends **approval with conditions** of the request to rezone a portion of one parcel, Tax Map 082 Parcel 065, 2.3 +/- acres located at 541 Furys Ferry Road, from PDD (Planned Development District) to P-1 (Professional).



# REZONING

November 19, 2015

FILE : RZ15-11-10

PDD to P-1

## Interdepartmental Review

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A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

## Conditions:

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### **Planning:**

The required buffer must remain undisturbed. There shall be no grading into the buffer area. The existing buffer should be supplemented where necessary. The existing fence should be maintained as part of the required buffer area.

## Comments:

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### **Building Standards:**

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

### **Fire Marshal:**

To comply with applicable fire codes.

### **Engineering:**

1. A site plan must be submitted to and approved by Columbia County. All proposed improvements must conform to current county standards or approved by Variance.
2. Storm water management must meet the requirements of the Georgia Stormwater Design Manual and the Columbia County Stormwater Supplement.
3. If site improvements disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia EPD and Columbia County 14 days prior to land disturbance.
4. The owner will be responsible for repair of all damage caused by construction vehicles.

### **Sheriff:**

Thefts and property damage are associated with commercial development. Concentrated patrols will be needed to deter these type crimes.

### **Stormwater Management:**

1. Since the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.



# REZONING

November 19, 2015

FILE : RZ15-11-10

PDD to P-1

2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required.

## **Traffic Engineering:**

Right-of-way for Furys Ferry Road (State Route 28) is under the jurisdiction of the Georgia Department of Transportation. Contact District 2 office, Tennille GA, at (478) 553-3366 for permitting information. The County may require GDOT driveway encroachment approval prior to preliminary plat/development plan approval. Any subdivision of property along a state route requires prior approval from District 2 office or else the action is deemed an illegal subdividing of land (GA Code).

## **Water and Sewer:**

Water service is available from an existing water main along Furys Ferry Road. A sewer extension from neighboring subdivisions is needed to provide sewer service to the parcel(s). The Owner/Developer is responsible for all costs to extend the sewer main.

## Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**  
Adjacent properties are zoned professional and residential. Professional zoning is suitable in this area.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**  
The proposal should not adversely impact the use of adjacent properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**  
The property does have a reasonable economic use as currently zoned.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**  
The zoning proposal should not cause an excessive burden on existing infrastructure.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**  
The future land use map shows this area as office/professional; the map is currently under revision.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**  
There are none that staff is aware of.



# REZONING

November 19, 2015

FILE : RZ15-11-10

PDD to P-1

7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**  
The proposal meets this test.







# REZONING

November 19, 2015

FILE : RZ15-11-11

S-1 to C-2

Property Information	
Tax Map/Parcel ID	082D 043
Address/Location	111 Davant Street
Acreage (+/-)	0.59 +/-
Current Zoning	S-1 (Special)
Existing Use	Vacant/Auto Sales
Request	C-2 (General Commercial) with Conditional Use for Auto and Truck Sales
Commission District	District 2 (Trey Allen)
Recommendation	Approval

## Summary and Recommendation

Owner and applicant HREAL, LLC, requests a rezoning of a 0.59 +/- acre portion of one parcel, Tax Map 082D Parcel 043, located at 111 Davant Street, from S-1 (Special) to C-2 (General Commercial) with a Conditional Use for Auto and Truck Sales.

The parcel in question lies along the County line, with the majority of the parcel in Richmond County. The property lies on the south side of Washington Road between Davant Street and Pleasant Home Road. Surrounding properties in Columbia County are zoned C-2 (General Commercial) with the adjacent properties in Richmond County in use for commercial purposes as well, primarily auto and truck sales.

The property was rezoned in 1992 (RZ92-09-04) for a dog obedience training center. Given the commercial nature of the area, this use is not suitable in this location. The future land use map shows this area as commercial, and the surrounding properties are commercial, with many of them used for car and truck sales already. The proposed zoning and use are therefore suitable for this area.

Staff recommends **approval** of the request to rezone a 0.59 +/- acre portion of one parcel, Tax Map 082D Parcel 043, located at 111 Davant Street, from S-1 (Special) to C-2 (General Commercial) with a Conditional Use for Auto and Truck Sales.

## Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.



# REZONING

November 19, 2015

FILE : RZ15-11-11

S-1 to C-2

## Comments:

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### **Building Standards:**

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

### **Fire Marshal:**

To comply with applicable fire codes. Fire hydrant appears to be in excess of 500ft.

### **Engineering:**

1. A site plan must be submitted to and approved by Columbia County. All proposed improvements must conform to current county standards or approved by Variance.
2. Storm water management must meet the requirements of the Georgia Stormwater Design Manual and the Columbia County Stormwater Supplement.
3. If site improvements disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia EPD and Columbia County 14 days prior to land disturbance.
4. The owner will be responsible for repair of all damage caused by construction vehicles.

### **Planning:**

Site improvements including but not limited to landscaping and pavement improvement will be required prior to a business operating at this location. All improvements must comply with County code. A fully engineered site plan showing these improvements must be submitted to Columbia County for approval.

### **Stormwater Management:**

1. If the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required if the impervious area is increased by 5,000 sq. ft. or greater.

### **Water and Sewer:**

Water and sewer service is available to this parcel on Davant Street.

## Criteria for Evaluation of Rezoning Proposal

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1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**  
Surrounding properties are primarily commercial. The proposed use is suitable for this area.



# REZONING

November 19, 2015

FILE : RZ15-11-11

S-1 to C-2

2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**  
The proposed use should not adversely impact the use of surrounding properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**  
The property does not have a reasonable economic use as currently zoned. This parcel is an inappropriate location for a dog obedience training center.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**  
The proposal should not cause an excessive burden to existing infrastructure.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**  
The proposal is in conformity with the adopted land use plan.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**  
This parcel is already in use for auto and truck sales as an expansion of neighboring car dealerships.
7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**  
The proposal meets this test.

COLUMBIA COUNTY  
GEORGIA



# REZONING

November 19, 2015

FILE : RZ15-11-12

R-3 to S-1

Property Information	
Tax Map/Parcel ID	082B 157, 158, and 159 082C 095
Address/Location	309, 311, and 313 Furys Ferry Road
Acreage (+/-)	40.8 +/-
Current Zoning	R-3 (Single Family Residential)
Existing Use	Residential
Request	S-1 (Special) for Retirement Community
Commission District	District 1 (Doug Duncan)
Recommendation	Approval with Conditions

## Summary and Recommendation

Owners Duffie Properties Number 4, LLC, and the estate of H.W. Duffie and applicant Bennett Hofford Construction, LLC, request a rezoning of four parcels, Tax Map 082B Parcels 157, 158, and 159 and Tax Map 082C Parcel 095, 40.8 +/- acres located at 309, 311, and 313 Furys Ferry Road, from R-3 (Single Family Residential) to S-1 (Special) for a retirement community.

The parcels are located on the east side of Furys Ferry Road, between the Westhampton and Brookfield subdivisions, both of which are zoned R-3 (Single Family Residential). There is C-2 (General Commercial) zoning on the opposite side of Furys Ferry Road at the intersection with Twin Lakes Drive.

The applicant is proposing to develop a senior living community to be known as Indigo Hall on the site. The initial phase of the development would include an assisted living and memory care center at the rear of the property. Later phases may include independent living facilities ranging from single family cottages or duplexes to multistory multifamily buildings, skilled nursing care, and the possibility of a gift shop or bistro catering to the residents of the development.

A total of 361 units are proposed on the property, for a density of just over 9 units per acre. These units are proposed to be divided among the planned assisted living (116) and memory care (40) facility, a future nursing home facility (80), and future cottages (25) and independent living units (100).



# REZONING

November 19, 2015

FILE : RZ15-11-12

R-3 to S-1

Development standards for the proposed phases are as follows:

	Minimum Lot Size	Front Setback	Side Setback	Rear Setback	Max Height	Units Proposed
Single Family/Cottages	4000 sf	20'	5'	15'	35'	25
Independent Living	3 acres	40' <i>from collector street</i>	40'	40'	35'	100

The existing barn, riding ring, and adjacent area are proposed to be used as an amenity; this area totals 0.68 +/- acres. In addition, walking trails, sidewalks, and bike paths are to be provided throughout the development, including a pedestrian bridge crossing the creek, and a 13.15 +/- acre section in the middle of the site, surrounding the existing pond and streams, is to be preserved as open space. This amount exceeds the 10% generally required to be set aside in other multifamily projects.

Buffers will be provided between the development and the adjacent properties in accordance with County code; a 20 foot landscaped buffer is shown on the proposed site plan. Landscaping and signage will also be in accordance with County code. Given the intensity of the proposed uses, additional buffering may be appropriate.

The architectural style of the development is designed to be traditional, utilizing materials such as brick, stone, and hardiboard. Examples of the desired style have been provided in the narrative for the development. Since this property does lie within the Furys Ferry Corridor Protection Overlay District, final design will be subject to staff approval.

Although the density of the proposed project is slightly higher than that of the surrounding R-3 zoning, which is approximately 5 units per acre, the project should be adaptable to the surrounding area. The adopted future land use map designates this area as medium density residential, in line with the current R-3 zoning of the area. To help limit the density of the project, and to make the buildings more compatible with surrounding residences, the maximum building height for the project is 35 feet.

Staff recommends **approval with conditions** of the request to rezone four parcels, Tax Map 082B Parcels 157, 158, and 159 and Tax Map 082C Parcel 095, 40.8 +/- acres located at 309, 311, and 313 Furys Ferry Road, from R-3 (Single Family Residential) to S-1 (Special) for a retirement community.



# REZONING

November 19, 2015

FILE : RZ15-11-12

R-3 to S-1

## Interdepartmental Review

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A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

## Conditions:

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### Planning:

Buffers must be undisturbed and supplemented with additional plantings as required to create an opaque screen. There shall be no grading into the buffer areas.

## Comments:

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### Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

### Health Department:

This project should be on county water and sewer, therefore, the Health Department does not need to be contacted prior to advancement of the project and there are no specific comments or conditions.

### Engineering:

1. A site plan must be submitted to and approved by Columbia County. All proposed improvements must conform to current county standards or approved by Variance.
2. Storm water management must meet the requirements of the Georgia Stormwater Design Manual and the Columbia County Stormwater Supplement.
3. If site improvements disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia EPD and Columbia County 14 days prior to land disturbance.
4. The owner will be responsible for repair of all damage caused by construction vehicles.

### Environmental:

Wetlands and Waters of the U.S. are present on the property. As the project plan shows disturbances to the wetlands or waters of the U.S., Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.

State Waters are present on the property. There is an established 25-foot buffer from the edge of wretsed vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.





# REZONING

November 19, 2015

FILE : RZ15-11-12

R-3 to S-1

According to FEMA FIRM 13073C0164D, this property contains AE Zone and floodway. A Conditional Letter of Map Amendment based on Fill (CLOMR-F) must be approved by FEMA if modifications to the site result in fill within the floodplain/floodway limits.

According to FEMA FIRM 13073C0164D, this property contains A Zone. Prior to development on this site, the applicant is required to establish Base Flood Elevations using detailed methods for the submittal of a Letter of Map Revision (LOMR) to FEMA. The applicant must receive LOMR approval from FEMA prior to final plat approval.

No-Rise certifications required for any roadway/driveway crossing the floodway.

## **Fire Marshal:**

Submit copies of all plans to the GA Fire Marshal's Office and provide the building department with their approval prior to construction. Site approval is local. To comply with applicable fire codes including IFC appendix B, C and D.

Brief review of conceptual site drawing does not appear to have sufficient fire department access.

- Fire department access road 2<sup>nd</sup> entrance to be remote.
- Access road to extend to within 150' of all portions of the buildings. Encircling entire building is preferred.
- Access roads over 150 to have approved turn around.
- Minimum 26' wide access road between 15' and 30' from the building and parallel to one entire side.
- Fire flow and hydrants to comply with appendix.

## **Planning:**

Conditions supplement but do not eliminate other code requirements which pertain to site development. No variances from Code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.

## **Sheriff:**

This area has experienced large commercial and residential growth producing congested traffic conditions. If approved, the purposed project may add to an already congested area. Traffic Patrols will observe the area for potential problems.

## **Stormwater Management:**

1. Since the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required.

## **Traffic Engineering:**

Right-of-way for Furys Ferry Road (State Route 28) is under the jurisdiction of the Georgia Department of Transportation. Contact District 2 office, Tennille GA, at (478) 553-3366 for permitting



# REZONING

November 19, 2015

FILE : RZ15-11-12

R-3 to S-1

information. The County may require GDOT driveway encroachment approval prior to preliminary plat/development plan approval.

## **Water and Sewer:**

Water and sewer service is available to the properties. Flow tests are needed to determine available capacities. The Owner/Developer is responsible for any costs to extend water or sewer service within the properties.

## **Criteria for Evaluation of Rezoning Proposal**

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**  
Adjacent properties are primarily residential in nature; the proposed densities **will** fit with the residential character of the area with appropriate design consideration.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**  
The proposal may impact the use of nearby properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**  
The property does have a reasonable economic use as currently zoned.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**  
Given the proposed densities and site access, the proposal will likely excessively burden existing traffic infrastructure. Utility service would also need to be verified.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**  
The adopted land use plan shows this area as medium density residential.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**  
Staff is not aware of any at this time.
7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**  
The proposal does not meet this test.



# REZONING

November 19, 2015

FILE : RZ15-11-13

R-1 to C-2

Property Information	
Tax Map/Parcel ID	068 095
Address/Location	422 Lewiston Road
Acreage (+/-)	1.13 +/-
Current Zoning	R-1 (Single Family Residential)
Existing Use	Residential
Request	C-2 (General Commercial)
Commission District	District 2 (Trey Allen)
Recommendation	Disapproval

## Summary and Recommendation

Owners Clifford and Kenya Clark Willey and applicant Matt Mills request a rezoning of one parcel, Tax Map 068 Parcel 095, 1.13 +/- acres located at 422 Lewiston Road, from R-1 (Single Family Residential) to C-2 (General Commercial).

The property is on the east side of Lewiston Road, north of William Few Parkway, and lies at the entrance to the Autumn Woods subdivision, zoned R-1 (Single Family Residential). The parcels across Lewiston Road recently underwent rezoning to C-2 (General Commercial) (RZ14-10-07) for a new Kroger and commercial outparcels.

This area is designated as low density residential on the currently adopted future land use map; the commercial and industrial node at the Gateway was intended to stop south of this location at the intersection of Lewiston Road and William Few Parkway. Although the recent rezoning of the Kroger development stretched this node slightly further north, the rezoning of additional commercial property at this intersection is not in keeping with the intent of the node and may be premature given the large amount of commercial land available.

Additionally, it has not been the County's policy to zone parcels at the entrances to neighborhoods for intense commercial development, and this parcel will be significantly impacted by the anticipated Lewiston Road widening project.

Staff recommends **disapproval** of the request to rezone one parcel, Tax Map 068 Parcel 095, 1.13 +/- acres located at 422 Lewiston Road, from R-1 (Single Family Residential) to C-2 (General Commercial).



# REZONING

November 19, 2015

FILE : RZ15-11-13

R-1 to C-2

## Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

### Comments:

#### Board of Education:

There may be some impact to the bus routes due to possible congestion but the school system will work around these.

#### Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

#### Fire Marshal:

To comply with applicable fire codes.

#### Engineering:

1. A site plan must be submitted to and approved by Columbia County. All proposed improvements must conform to current county standards or approved by Variance.
2. Storm water management must meet the requirements of the Georgia Stormwater Design Manual and the Columbia County Stormwater Supplement.
3. If site improvements disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia EPD and Columbia County 14 days prior to land disturbance.
4. The owner will be responsible for repair of all damage caused by construction vehicles.

#### Planning:

Planning staff is not recommending any less intense zoning district for this location due to the impact of the widening project.

#### Sheriff:

1. This area has recently experienced large commercial and residential developments. Traffic conditions are now heavy due to those developments. If approved, the proposed project will add to an already congested area. Patrols for traffic enforcement and crime prevention will be needed.
2. Deceleration traffic lane and center turn lane is recommended.

#### Stormwater Management:

1. Since the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.



# REZONING

November 19, 2015

FILE : RZ15-11-13

R-1 to C-2

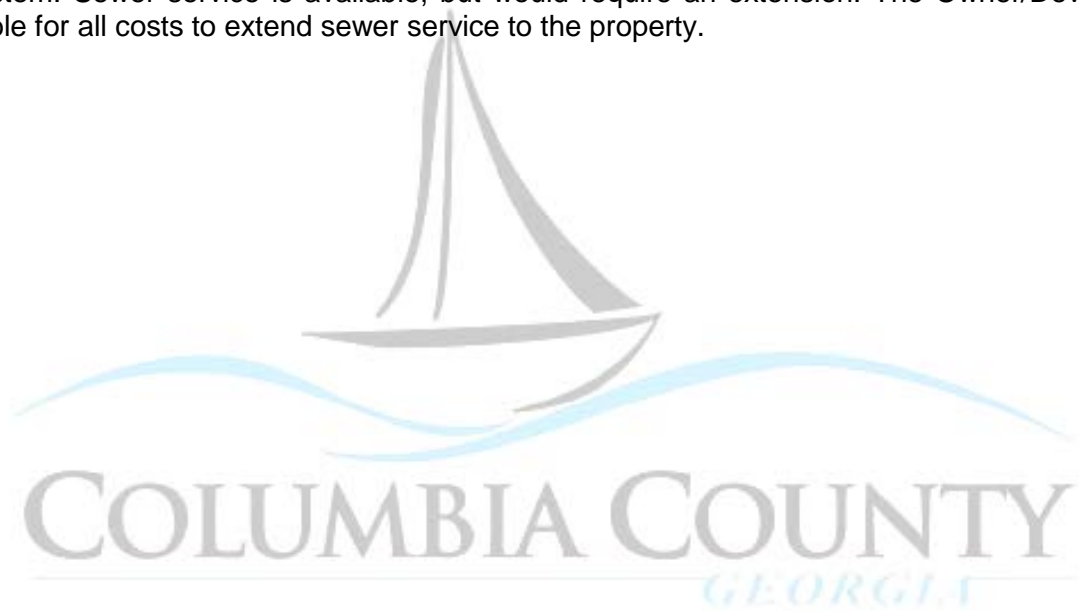
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required.

**Traffic Engineering:**

GDOT P.I. No 0008350 approved concept plan identifies both of these parcels as significant impacts to residential properties. Engineering Services does not support a rezoning to a higher use until the required ROW has been acquired by Columbia County.

**Water and Sewer:**

Water is available from Lewiston Road or Autumn Trail. The current residence is connected to the water system. Sewer service is available, but would require an extension. The Owner/Developer is responsible for all costs to extend sewer service to the property.





# REZONING

November 19, 2015

FILE : RZ15-11-13

R-1 to C-2

## Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

Adjacent properties are residential in use, although there is new commercial development going in across the street. Given the small size of the parcel and therefore lack of space for designing buffers, creative parking, etc. that would make commercial development more compatible with residences, the proposed use is not suitable for this location.

2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

The proposal would likely not impact the use of nearby properties, although it would likely upset the neighbors.

3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The property does have a reasonable economic use as currently zoned.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**

The proposal should not excessively burden the existing infrastructure.

5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**

The proposal is not in conformity with the adopted future land use plan, which identifies this area as low density residential. The revision to the adopted plan, currently in process, does identify this parcel as part of the Gateway Activity Center; commercial zoning would be appropriate under this designation.

6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

The anticipated widening of Lewiston Road will significantly impact this parcel when right of way acquisition commences.

7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**

The proposal fails to meet this test.





# REZONING

November 19, 2015

FILE : RZ15-11-14

R-1 to C-2

Property Information	
Tax Map/Parcel ID	068 054
Address/Location	426 Lewiston Road
Acreage (+/-)	1.13 +/-
Current Zoning	R-1 (Single Family Residential)
Existing Use	Residential
Request	C-2 (General Commercial)
Commission District	District 2 (Trey Allen)
Recommendation	Disapproval

## Summary and Recommendation

Owners Jodi and Gary Thigpen and applicant Matt Mills request a rezoning of one parcel, Tax Map 068 Parcel 054, 1.13 +/- acres located at 426 Lewiston Road, from R-1 (Single Family Residential) to C-2 (General Commercial).

The property is on the east side of Lewiston Road, north of William Few Parkway, and lies just south of the entrance to the Autumn Woods subdivision, zoned R-1 (Single Family Residential). The parcels across Lewiston Road recently underwent rezoning to C-2 (General Commercial) (RZ14-10-07) for a new Kroger and commercial outparcels.

This area is designated as low density residential on the currently adopted future land use map; the commercial and industrial node at the Gateway was intended to stop south of this location at the intersection of Lewiston Road and William Few Parkway. Although the recent rezoning of the Kroger development stretched this node slightly further north, the rezoning of additional commercial property at this intersection is not in keeping with the intent of the node and may be premature given the large amount of commercial land available.

Additionally, it has not been the County's policy to zone parcels at the entrances to neighborhoods for intense commercial development, and this parcel will be significantly impacted by the anticipated Lewiston Road widening project.

Staff recommends **disapproval** of the request to rezone one parcel, Tax Map 068 Parcel 054, 1.13 +/- acres located at 426 Lewiston Road, from R-1 (Single Family Residential) to C-2 (General Commercial).



# REZONING

November 19, 2015

FILE : RZ15-11-14

R-1 to C-2

## Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

### Comments:

#### Board of Education:

There may be some impact to the bus routes due to possible congestion but the school system will work around these.

#### Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

#### Fire Marshal:

To comply with applicable fire codes.

#### Engineering:

1. A site plan must be submitted to and approved by Columbia County. All proposed improvements must conform to current county standards or approved by Variance.
2. Storm water management must meet the requirements of the Georgia Stormwater Design Manual and the Columbia County Stormwater Supplement.
3. If site improvements disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia EPD and Columbia County 14 days prior to land disturbance.
4. The owner will be responsible for repair of all damage caused by construction vehicles.

#### Planning:

Planning staff is not recommending any less intense zoning district for this location due to the impact of the widening project.

#### Sheriff:

1. This area has recently experienced large commercial and residential developments. Traffic conditions are now heavy due to those developments. If approved, the proposed project will add to an already congested area. Patrols for traffic enforcement and crime prevention will be needed.
2. Deceleration traffic lane and center turn lane is recommended.

#### Stormwater Management:

1. Since the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.



# REZONING

November 19, 2015

FILE : RZ15-11-14

R-1 to C-2

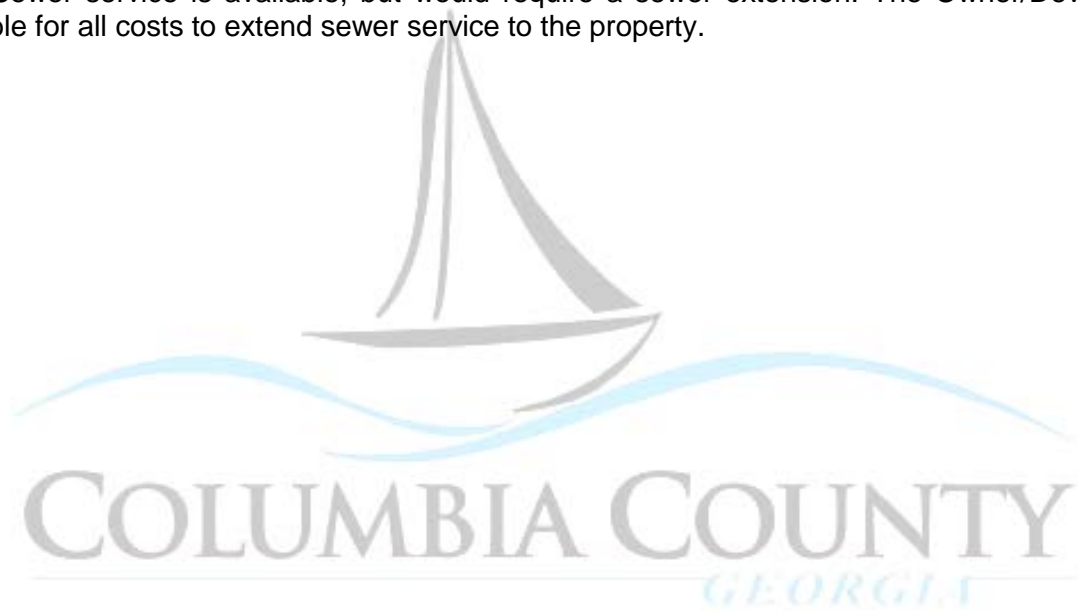
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required.

**Traffic Engineering:**

GDOT P.I. No 0008350 approved concept plan identifies both of these parcels as significant impacts to residential properties. Engineering Services does not support a rezoning to a higher use until the required ROW has been acquired by Columbia County.

**Water and Sewer:**

Water service is available on Lewiston Road. The current residence is connected to the water system. Sewer service is available, but would require a sewer extension. The Owner/Developer is responsible for all costs to extend sewer service to the property.





# REZONING

November 19, 2015

FILE : RZ15-11-14

R-1 to C-2

## Criteria for Evaluation of Rezoning Proposal

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1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

Adjacent properties are residential in use, although there is new commercial development going in across the street. Given the small size of the parcel and therefore lack of space for designing buffers, creative parking, etc. that would make commercial development more compatible with residences, the proposed use is not suitable for this location.

2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

The proposal would likely not impact the use of nearby properties, although it would likely upset the neighbors.

3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The property does have a reasonable economic use as currently zoned.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**

The proposal should not excessively burden the existing infrastructure.

5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**

The proposal is not in conformity with the adopted future land use plan, which identifies this area as low density residential. The revision to the adopted plan, currently in process, does identify this parcel as part of the Gateway Activity Center; commercial zoning would be appropriate under this designation.

6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

The anticipated widening of Lewiston Road will significantly impact this parcel when right of way acquisition commences.

7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**

The proposal fails to meet this test.



# REZONING

November 19, 2015

FILE : RZ15-11-15

Change of Conditions

Property Information	
Tax Map/Parcel ID	083 012
Address/Location	316 Furys Ferry Road
Acreage (+/-)	0.50 +/-
Current Zoning	C-2 (General Commercial)
Existing Use	Vacant
Request	Remove existing condition limiting access to Twin Lakes Drive
Commission District	District 1 (Doug Duncan)
Recommendation	Approval

## Summary and Recommendation

Owner Phung Quang Tran and applicant Charles A. Cooper request a change of conditions for one parcel, Tax Map 083 Parcel 012, 0.50 +/- acres located at 316 Furys Ferry Road, to remove the existing condition requiring access to be only off of Twin Lakes Drive.

This property was rezoned from R-3 to C-2 in 2003 (RZ03-03-01). At the time, Furys Ferry Road was a two lane road that GDOT was in the process of widening. The property had previously been in use as a residence, with driveway access onto Furys Ferry Road.

When the property was rezoned, the following condition was placed on the rezoning by Traffic Engineering:

1. Access should be provided only onto Twin Lakes Drive due to the close proximity of the frontage to this intersection and because a right turn lane will be provided as part of the improvements along Furys Ferry Road. Access will be controlled by GDOT.

As the Furys Ferry Road widening project was completed, GDOT provided a curb cut from Furys Ferry Road into this property at the location of the previous residential driveway, as well as an access off of Twin Lakes Drive. The existing curb cut is residential in nature; putting a commercial driveway here will likely require a new permit from GDOT. The applicant is requesting that the above condition be removed by the County to permit the use of this existing access point.

The County Traffic Engineering department and GDOT have indicated that the short distance between Twin Lakes Drive and the proposed commercial access point remains a concern and they have advised not removing the condition.

At the time the condition was placed, the anticipated design of the Furys Ferry road widening included a right turn lane onto Twin Lakes Drive, which was not installed. However, there is a median on this section of Furys Ferry Road, and the median break is level with the access for Twin Lakes



# REZONING

November 19, 2015

FILE : RZ15-11-15

Change of Conditions

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Drive, so any driveway access onto Furys Ferry would be only right in, right out; access off of Twin Lakes Drive would have both right and left turn access.

Staff recommends **approval** of the request for a change of conditions for one parcel, Tax Map 083 Parcel 012, 0.50 +/- acres located at 316 Furys Ferry Road, to remove the existing condition requiring access to be only off of Twin Lakes Drive.

## Interdepartmental Review

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**A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.**

## Comments:

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### **Environmental:**

State Waters are present on the property. There is an established 25-foot buffer from the edge of wretched vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

### **Fire Marshal:**

To comply with applicable fire codes.

### **Planning:**

Removal of the condition by the County does not guarantee access being granted to Furys Ferry Road by GDOT.

### **Traffic Engineering:**

The County maintains its concern of ingress-egress movements occurring at a Fury Ferry commercial driveway in close proximity to a median break and Twin Lakes Dr. The County has consulted with GDOT District 2 office and their position is mutual in this regard. Traffic Engineering/Engineering Services Division does not recommend a change in condition in favor of a Furys Ferry Rd commercial driveway.





# VARIANCE

FILE: VA15-11-03

Variance

<b>Property Information</b>	
<b>Tax Map/Parcel ID</b>	<b>Tax Map 081B Parcel 833</b>
<b>Address/Location</b>	<b>3693 Bay Point</b>
<b>Acreage (+/-)</b>	<b>0.24 +/- acres</b>
<b>Current Zoning</b>	<b>R-2 (Single Family Residential)</b>
<b>Existing Use</b>	<b>Residential</b>
<b>Request</b>	<b>Variance from Section 90-144 <i>Placement of Buildings and Structures</i></b>
<b>Commission District</b>	<b>District 1 (Doug Duncan)</b>
<b>Recommendation</b>	<b>Approval</b>

## Executive Summary:

Owners and applicants Randy and Vicki Floyd request a variance from Section 90-144 *Placement of Buildings and Structures* for a 0.24 +/- acre parcel (Tax Map 081B Parcel 833) located at 3693 Bay Point to permit an eight foot wall on the property line.

The property is currently zoned R-2 (Single Family Residential) and is bordered by additional R-2 properties, with PUD (Planned Unit Development) zoning to the rear. All adjacent and nearby parcels are part of the West Lake neighborhood.

Section 90-144 would require any fence or wall over six feet in height to meet the setback requirements for the property, which are ten feet from the side and rear property lines and 55 feet from the street centerline. The applicants have an existing 7' 4" stucco wall around two and a half sides of their property with 8' 4" columns. This wall was installed well before the standards in Section 90-144 were adopted and did not require a variance.

The applicants are proposing to extend the wall down the remaining portion of the side property line along their driveway, approximately 61 feet in length, terminating level with the front of the house. An iron gate would be installed across the driveway matching the existing iron gate giving access to the courtyard area on the opposite side of the house. The extension has already been approved by the West Lake Homeowner's Association.

Staff recommends **approval** of the request for a variance from Section 90-144 *Placement of Buildings and Structures* for a 0.24 +/- acre parcel (Tax Map 081B Parcel 833) located at 3693 Bay Point to permit an eight foot wall on the property line to match the existing wall.



# VARIANCE

November 19, 2015

FILE: VA15-11-03

Variance

## Interdepartmental Review

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A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

## Comments:

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### **Building Standards:**

Ensure all applicable codes provided by International Residential code for one and two family dwellings are met.

## Criteria for Evaluation of Variance Proposal:

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1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**  
There are no special circumstances on this property that do not apply to the district.
2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**  
Strict application would not deprive the applicant of reasonable use of the land. The neighbors have removed the trees along the property line that did create a privacy barrier between the properties; the applicant is proposing to build an extension of her existing wall to replace these trees.
3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**  
Strict adherence to the requirements of this chapter would not cause unnecessary hardship to the owner.
4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**  
The proposal will likely not be physically injurious to the neighborhood as it is in keeping with the existing wall for this property in terms of scale and design.
5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**

# VARIANCE



FILE: VA15-11-03

Variance

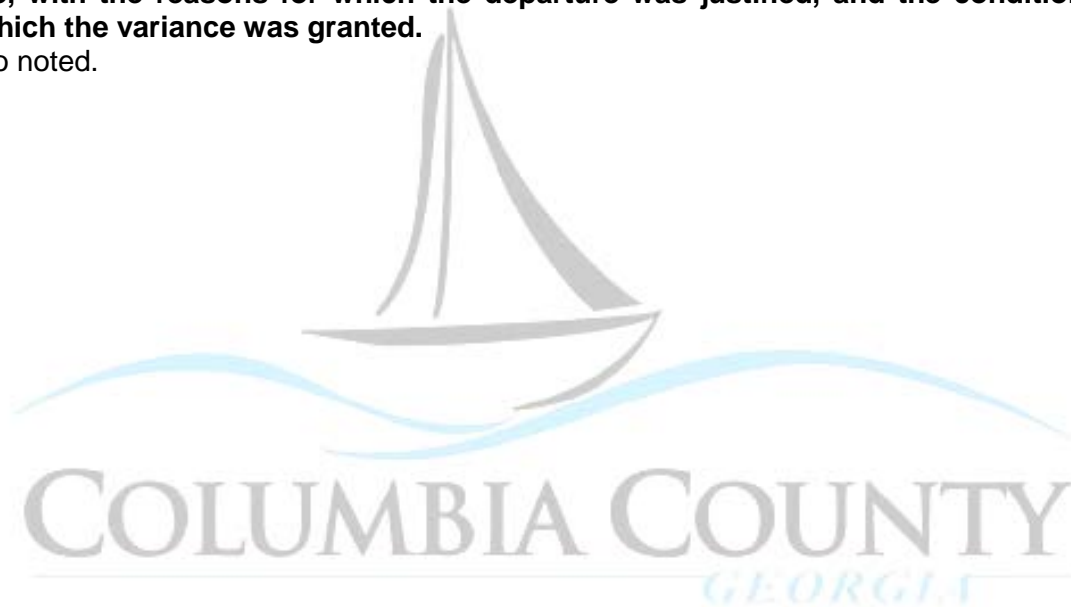
The applicant has not met this burden. There are no special circumstances on this property, nor would strict application of the Code deprive the applicant of reasonable use of the property. However, the applicant's request to extend an existing wall is reasonable.

6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**

So noted.

7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**

So noted.





# VARIANCE

FILE: VA15-11-04

Variance

<b>Property Information</b>	
<b>Tax Map/Parcel ID</b>	<b>Tax Map 067B Parcel 048</b>
<b>Address/Location</b>	<b>5310 Brandywine Court</b>
<b>Acreage (+/-)</b>	<b>2.73 +/- acres</b>
<b>Current Zoning</b>	<b>R-1 (Single Family Residential)</b>
<b>Existing Use</b>	<b>Vacant</b>
<b>Request</b>	<b>Variance from Section 90-53 <i>List of Lot and Structure Requirements</i></b>
<b>Commission District</b>	<b>District 3 (Vacant)</b>
<b>Recommendation</b>	<b>Disapproval</b>

## Executive Summary:

Owner and applicant Carbon Construction requests a variance from Section 90-53 *List of Lot and Structure Requirements* for a 2.73 +/- acre parcel (Tax Map 067B Parcel 048) located at 5310 Brandywine Court to reduce the front setback from the property line.

The property is currently zoned R-1 (Single Family Residential) and lies at the end of Brandywine Court in the Brandywine subdivision. Properties to the rear are zoned R-2 (Single Family Residential) and R-A (Residential Agriculture), while the adjacent parcels are zoned R-1 (Single Family Residential).

The required setback for this property is 65 feet from the centerline of the road. The approved plat for the property shows a minimum building line of 40 feet from the property line, which would be 70 feet from the centerline of the road; the applicant is requesting to reduce the setback to 20 feet from the property line.

The applicant submits that the topography at the front of the lot is steep enough to make constructing the house at the required setback prohibitively difficult and could present safety issues. There is a sewer line and associated easement crossing the lot approximately 150 feet back from the property line behind which nothing can be constructed.

Even accounting for the sewer line easement, with the 40 foot required setback there is at least 50 feet between the required setback and the sewer line that constitutes the buildable area of the lot. The submitted house plans are for a 40 foot wide house, which should be able to be constructed within the buildable area of the lot, with some modifications as needed. Additionally, the slope is worst at the front of the lot, so moving the building closer to the road increases the impact of the



# VARIANCE

November 19, 2015

FILE: VA15-11-04

Variance

topography on the building site, and could cause safety concerns given how steep the driveway will have to be and the tight turn into the garage that the smaller setback would create.

The remaining houses in the subdivision are built well in excess of the required setback, with many of them far enough back to be invisible from the road. Constructing this house 20 feet from the property line would be a deviation from the established character of this neighborhood.

Staff recommends **disapproval** of the request for a variance from Section 90-53 *List of Lot and Structure Requirements* for a 2.73 +/- acre parcel (Tax Map 067B Parcel 048) located at 5310 Brandywine Court to reduce the front setback from the property line.

## Interdepartmental Review

**A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.**

## Comments:

### **Building Standards:**

Ensure all applicable codes provided by International Residential code for one and two family dwellings, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

### **Environmental:**

Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.

State Waters are present on the property. There is an established 25-foot buffer from the edge of wretsed vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

According to FEMA FIRM 13073C0140D, the property contains A Zone. Prior to development on this site, the applicant is required to submit an elevation certificate based on construction drawings. A second elevation certificate will be required prior to issuance of the Certificate of Occupancy.

### **Fire Marshal:**

To comply with applicable fire codes.



# VARIANCE

November 19, 2015

FILE: VA15-11-04

Variance

## Criteria for Evaluation of Variance Proposal:

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**

There special circumstances on this property that do not generally apply to the district. The front of the lot is very steeply sloped, while the rear of the lot is entirely floodplain area. A sewer line also crosses the lot, further restricting the buildable area.

2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**

Strict application would not deprive the applicant of reasonable use of the land.

3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**

Strict adherence to the requirements of this chapter would not cause unnecessary hardship to the owner.

4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**

The proposal will likely not be physically injurious to the neighborhood insofar as access to adjacent properties or safety, but will visually disrupt the character of the neighborhood.

5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**

The applicant has not met this burden.

6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**

So noted.

7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**

So noted.





# TEMPORARY USE PERMIT

November 19, 2015

<b>Property Information</b>	
<b>Tax Map/Parcel ID</b>	020 117
<b>Address/Location</b>	818 Matts Lane
<b>Parcel Size</b>	3.0 +/- acres
<b>Current Zoning</b>	R-A (Residential Agriculture)
<b>Existing Land Use</b>	Residential
<b>Request</b>	Use of travel trailer as residence
<b>Commission District</b>	District 4 (Morris)
<b>Recommendation</b>	Disapproval

## Summary and Recommendation

Owner and applicant Barbara Bascomb requests a temporary use permit to utilize the travel trailer located on the property at 818 Matts Lane (Tax Map 020 Parcel 117) as a temporary residence for her parents until other living arrangements can be made. The property is currently zoned R-A (Residential Agriculture).

The parcel is part of Kelly Acres, located off Clary Cut Drive south of Wrightsboro Road in a rural part of the County. The primary dwelling on the property is a double wide mobile home, which the applicant and her daughter live in. The applicant's parents have been living in a 36 foot travel trailer/RV on the property so she can care for them and they can assist her in caring for her daughter.

The County code does not permit the use of travel trailers as permanent residences but does permit the granting of a temporary use permit for a mobile or travel trailer to be placed on an individual lot in the following circumstances:

1. Special circumstances or existing conditions are such that the denial of such permit would deprive the applicant of any reasonable or beneficial use of his land (mere loss in value will not justify approval), or that the denial of such permit would cause an undue hardship and burden on the applicant to the extent that a denial would be injurious to the applicant's physical well being;
2. The granting of such permit shall not be injurious to the neighborhood or detrimental to the public welfare; and
3. That adequate facilities are available for water and sewerage.



# TEMPORARY USE PERMIT

November 19, 2015

County Code Enforcement officers have been out to the property and have reported that the trailer is positioned in such a way as to not interfere with the neighbors or with traffic entering or leaving the property. The trailer appears to be in good repair; however, the fact that a complaint was received by Code Enforcement indicates that at least one neighbor feels that the use is injurious to the neighborhood.

In addition, the temporary use code specifies that mobile homes or travel trailers may be approved as temporary residences on individual lots; there is already a mobile home on this property which serves as the primary residence, therefore the trailer would not be on its own individual lot.

The applicant's request does not require an advertised public hearing or review by the Board of Commissioners. If approved, the permit will expire in one (1) year. The temporary trailer must meet all stated setbacks and must have adequate facilities for water and sewerage.

After approval of the Temporary Use Permit request by the Planning Commission, a permit application must be submitted to the Building Standards Division and all inspections will be required in accordance with applicable Code(s).

Staff recommends **Disapproval** in accordance with the Temporary Use Permit Ordinance.

